

Mackenzie

Mackenzie is generally bounded by the former Conrail Railroad tracks to the north and west, Tireman to the south, and the Jeffries Freeway (I-96) to the east. Commercial sites are concentrated at Grand River and Oakman Boulevard.

Sixty percent of the housing units are owner occupied. Over a quarter of the housing units are valued at \$50,000 to \$70,000. And, fifteen percent of the households have income in the \$25,000 to \$35,000 range.

□ Neighborhoods and Housing

Issues: The residential area in the south has a stable housing stock. The remainder of the area has pockets of vacant parcels and deteriorated housing conditions.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Use code enforcement as a tool to maintain neighborhoods in the south.

GOAL 2: Revitalize neighborhoods with poor housing conditions

Policy 2.1: Encourage rehabilitation and infill housing in the central area and the area north of the Jeffries Freeway.

GOAL 3: Increase residential density

Policy 3.1: Develop medium density housing as part of a mixed-use node at Grand River and Oakman.

□ Retail and Local Services

Issue: The commercial and surrounding industrial areas near the intersection of Grand River and Oakman Boulevard has many vacant commercial and industrial sites. The Joy, Chicago and Schaefer commercial corridors are in fair condition.

GOAL 4: Develop a mixed-use activity node

Policy 4.1: The existing environment of commercial structures at Grand River and Oakman presents the opportunity for a mixed-use, pedestrian oriented development.

Policy 4.2: Redevelop underutilized industrial properties close to Grand River and Oakman for commercial or residential uses.

GOAL 5: Improve the appearance of commercial areas

Policy 5.1: Encourage code enforcement, the removal of abrasive commercial uses, and physical improvements along Joy, Chicago and Schaefer.

❑ **Industrial Centers**

Issues: Mackenzie has economically viable industrial operations but some facilities are blighting influences on adjacent residential and commercial corridors.

GOAL 6: Increase the viability of industrial areas

Policy 6.1: Redevelop the under-utilized land in the Hubbell-Schaefer industrial corridor by attracting new industries and encouraging existing businesses to use the sites for expansion or relocation.

GOAL 7: Reduce conflicts between industrial and residential areas

Policy 7.1: Establish and enforce designated truck routes to and from the Jeffries and Lodge Freeways.

Policy 7.2: Buffer the negative impacts of industrial land use upon the residential areas to the north.

2000 Census - Demographic Profile



Neighborhood

Mackenzie

Total Population

37,405

1990 Population

41,781

1990 to 2000 Change

-4,376

Percent Change

-10.47%

Race

White Only

784

2.10%

Black or African American
Only

36,039

96.35%

American Indian and Alaska
Native Only

44

0.12%

Asian Only

54

0.14%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

100

0.27%

Two or More Races

384

1.03%

Hispanic Origin

Hispanic Origin (Any Race)

282

0.75%

1990 Hispanic Origin

210

1990 to 2000 Change

72

Percent Change

34.29%

Gender

Male

17,100

45.72%

Female

20,305

54.28%

Educational Attainment

Population 25 or older

22,433

59.97%

HS Graduate or Higher

15,733

70.13%

Assoc. Degree or Higher

2,757

12.29%

Age

Youth Population
(Under 18 Years Old)

11,487

30.71%

1990 Youth Population

12,566

1990 to 2000 Change

-1,079

Percent Change

-8.59%

0 to 4 Years Old

2,948

7.88%

5 to 10 Years Old

4,473

11.96%

11 to 13 Years Old

1,917

5.12%

14 to 17 Years Old

2,149

5.75%

18 to 24 Years Old

3,485

9.32%

25 to 44 Years Old

10,514

28.11%

45 to 64 Years Old

7,483

20.01%

65 Years Old and Older

4,436

11.86%

Households

Households

13,141

Average Household Size

2.83

Population in Group Quarters

270

0.72%

Population in Households

37,135

Family Households

9,044

68.82%

Married Couple Family

3,344

36.97%

Female Householder Family

4,678

51.72%

One Person Households

3,605

27.43%

Housing Units

Housing Units

14,372

1990 Housing Units

15,058

1990 to 2000 Change

-686

Percent Change

-4.56%

Vacant Housing Units

1,209

8.41%

Occupied Housing Units

13,163

91.59%

Owner Occupied

7,797

59.23%

Renter Occupied

5,366

40.77%

Housing Value

Owner Occupied Units

6,871

Less Than \$15,000

332

4.83%

\$15,000 to \$29,999

916

13.33%

\$30,000 to \$49,999

1,577

22.95%

\$50,000 to \$69,999

1,839

26.76%

\$70,000 to \$99,999

1,748

25.44%

\$100,000 to \$199,999

415

6.04%

\$200,000 or More

44

0.64%

Household Income

Less Than \$10,000

2,360

17.96%

\$10,000 to \$14,999

1,091

8.30%

\$15,000 to \$24,999

2,274

17.30%

\$25,000 to \$34,999

1,935

14.72%

\$35,000 to \$49,999

2,063

15.70%

\$50,000 to \$74,999

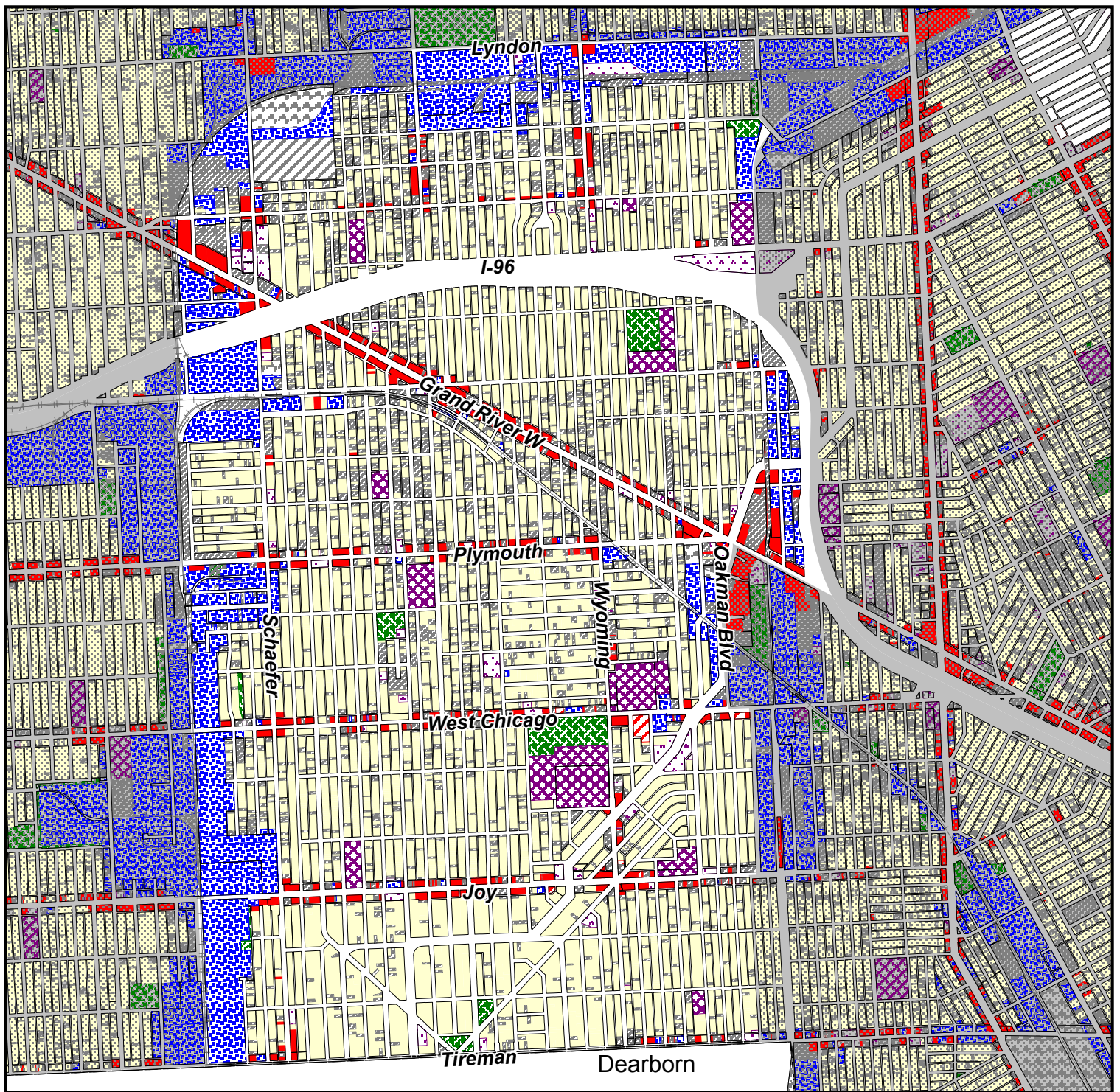
1,901

14.47%

\$75,000 or More

1,517

11.54%



Map 7-3A

City of Detroit
Master Plan of
Policies

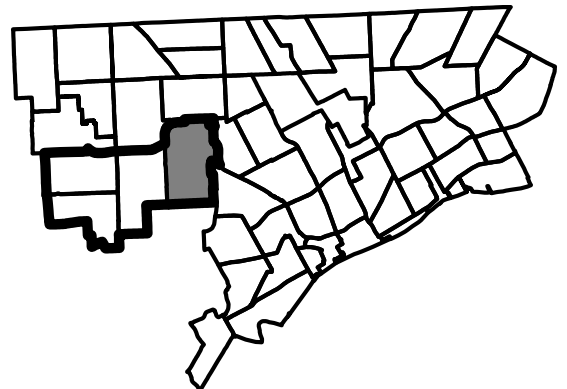
Neighborhood Cluster 7 Mackenzie

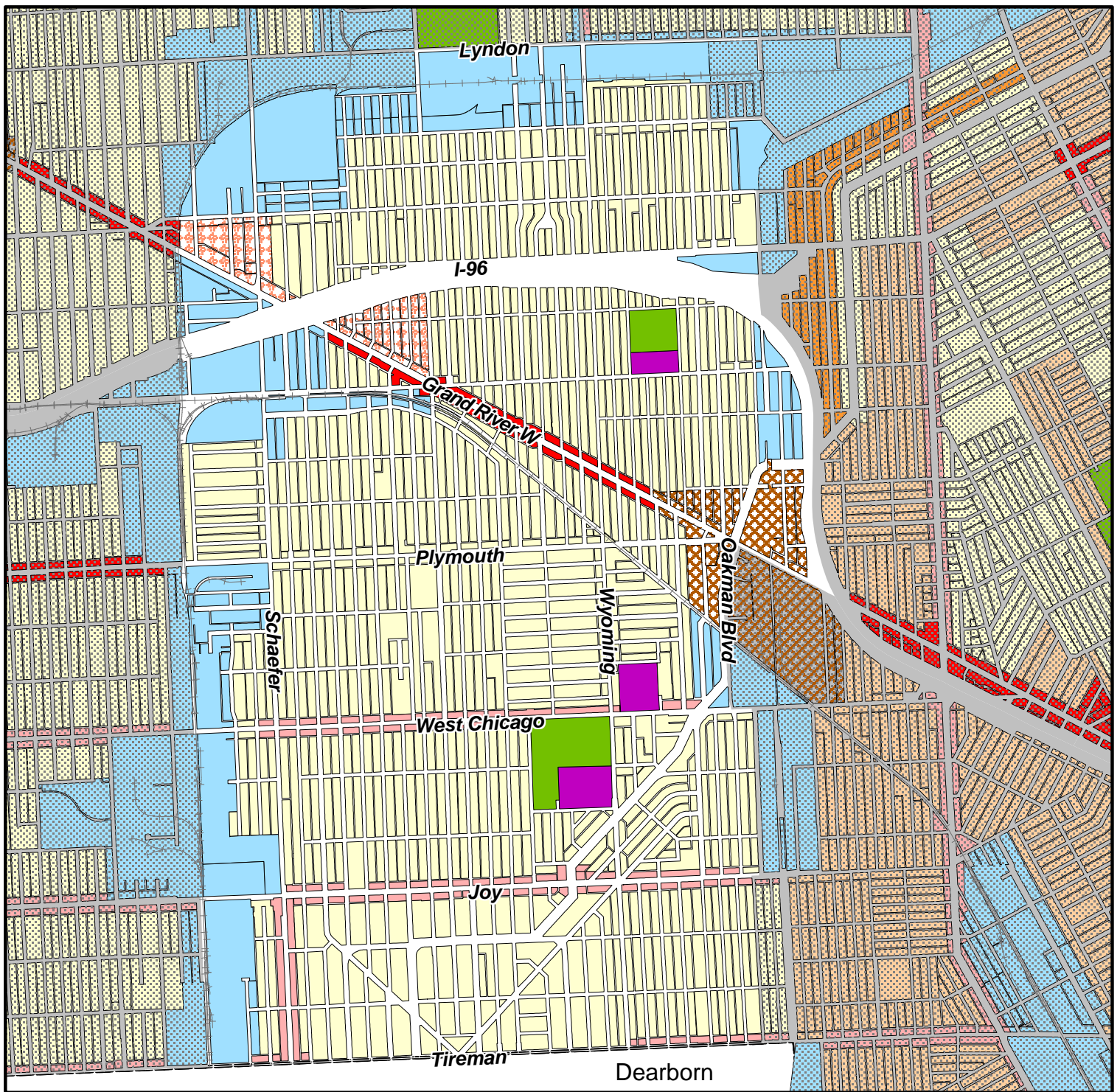


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);





Map 7-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 7 Mackenzie



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

